

Comparative Sales -- Existing Homes -- September 2004 San Diego County

		% Change from			
	Combined	Prior Year	Prior Month	Attached	Detached
Total Sales Volume September 2004	\$1,857,008,500	2.78%	-6.22%	\$464,063,725	\$1,392,944,775
Average Sales Price September 2004	\$593,104	23.40%	0.73%	\$435,741	\$674,223
Median Sales Price September 2004	\$495,000	23.23%	-0.40%	\$379,990	\$550,000
Sold Listings September 2004	3131	-26.92%	-6.99%	1065	2066
Average Days on Market September 2004	35	0.00%	17.14%	30	38
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Total Sales Volume September 2003	\$1,805,475,565			\$451,576,363	\$1,353,899,202
Average Sales Price September 2003	\$454,322			\$330,825	\$518,934
Median Sales Price September 2003	\$380,000			\$288,000	\$427,000
Sold Listings September 2003	3974			1365	2609
Average Days on Market September 2003	35			32	36
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Total Sales Volume YTD 2004	\$17,878,341,068	20.74%		\$4,473,885,021	\$13,404,456,047
Average Sales Price YTD 2004	\$562,141	21.71%		\$404,876	\$645,873
Median Sales Price YTD 2004	\$465,000	21.51%		\$350,000	\$529,000
Sold Listings YTD 2004	31804	-1.25%		11050	20754
Average Days on Market YTD 2004	29	-41.38%		23	32
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Total Sales Volume YTD 2003	\$14,171,106,959			\$3,376,015,450	\$10,795,091,509
Average Sales Price YTD 2003	\$440,096			\$314,282	\$503,080
Median Sales Price YTD 2003	\$365,000			\$275,000	\$407,500
Sold Listings YTD 2003	32200			10742	21458
Average Days on Market YTD 2003	41			37	44